

**Hearing Officer
April 1, 2008**

Harry E. Mitchell Government Center
Tempe City Hall - City Council Chambers
31 E. 5th Street, Tempe, AZ 85281
1:30 PM

1. **CONSIDERATION OF MEETING MINUTES: February 19, 2008 & March 18, 2008**

2. Hold a public hearing for a request by the **HARRISON RESIDENCE (PL080060)** (Jared Malone/Design Profile, applicant; William & Maureen Harrison Jr., property owners) located at 5519 South Compass Road in the R1-6, Single Family Residential District for:

 ZUP08031 Use permit to allow a second story addition.
 VAR08005 Variance to reduce the north side yard setback from five (5) feet to zero (0) feet.

 STAFF REPORT: [HOr_HarrisonRes_040108.pdf](#)
APPROVED

3. Hold a public hearing for a request by **ANA'S DAY CARE (PL080062)** (Ana Nguyen, applicant/property owner) located at 454 West Larona Lane in the R1-6, Single Family Residential District for:

 ZUP08029 Use permit to allow a home day care center for up to ten (10) children.
 WITHDRAWN BY APPLICANT

4. Hold a public hearing for a request by **SPRINT NEXTEL (PL080074)** (Brandon Brown/Reliant Land Services, applicant; Mijon III LLC, property owner) located at 225 East Apache Boulevard in the R/O, Residential/Office District for:

 ZUP08032 Use permit to allow additional antennas on an existing array.

 STAFF REPORT: [HOr_SprintNextel_TwinPalms_040108.pdf](#)
APPROVED

5. Hold a public hearing for a request by the **ARMIJO RESIDENCE (PL080077)** (Nash & Virginia Armijo, applicants/property owners) located at 1122 East Broadmor Drive in the R1-6, Single Family Residential District for:

 VAR08006 Variance to reduce the east side yard setback from five (5) feet to zero (0) feet.

 STAFF REPORT: [HOr_ArmijoRes_040108.pdf](#)
APPROVED

6. Hold a public hearing for a request by **BROADWAY VILLAGE – SMOKE MART (PL080078)** (Saleem Masri, applicant; MPB Realty Services, property owner) located at 818 West Broadway Road, Suite No. 105A in the CSS, Commercial Shopping and Services District for:

ZUP08033 Use permit to allow a smoke shop.

STAFF REPORT: [HOr_SmokeMart_040108.pdf](#)

APPROVED

7. Hold a public hearing for a request by the **EVENSON RESIDENCE (PL080079)** (Al Evenson, applicant/property owner) located at 421 East Sunburst Lane in the R1-7, Single Family Residential District for:

ZUP08034 Use permit standard to reduce the rear yard setback by twenty percent (20%) from fifteen (15) feet to twelve (12) feet.

ZUP08035 Use permit standard to reduce the east side yard setback by twenty percent (20%) from seven (7) feet to five (5) feet six (6) inches.

ZUP08040 Use permit standard to reduce the west side yard setback by twenty percent (20%) from seven (7) feet to five (5) feet six (6) inches.

STAFF REPORT: [HOr_EvensonRes_040108.pdf](#)

APPROVED

8. Hold a public hearing for a request by the **MURPHY PROPERTY (PL080089)** (Patrick Murphy, applicant/property owner) located at 1420 South Oakley Place in the R1-6, Single Family Residential District for:

ZUP08036 Use permit to allow parking in the front yard setback.

STAFF REPORT: [HOr_MurphyProp_040108.pdf](#)

DENIAL

ABATEMENT CASES

9. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **ROWE RESIDENCE (PL070487/ABT07029)** (Richard Rowe, property owner) Complaint CE073237 located at 1405 North Rose Street in the R1-6, Single Family Residential District.

CONTINUED FROM MARCH 18, 2008 HEARING OFFICER

STAFF REPORT: [HOr_RoweResAbate_040108.pdf](#)

WITHDRAWN BY NEIGHBORHOOD ENHANCEMENT

10. Hold a public hearing for a request by the City of Tempe – Neighborhood Enhancement Department to abate public nuisance items in violation of the Tempe City Code for the **FELSINGER RESIDENCE (PL080076/ABT08004)** (Arthur Felsing, property owner) Complaint CE072099 located at 1031 East Lilac Drive in the R1-6, Single Family Residential District.

STAFF REPORT: [HOr_FelsingResAbate_040108.pdf](#)

APPROVED

The City of Tempe endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance is available at public meetings for sight and/or hearing-impaired persons. Please call 350-8241 (voice) or 350-8400 (TDD) to request an accommodation to participate in a public meeting.

E-Mailed 12 March 2008, 2:30 PM

Advertised Monday 17 March 2008

Modified Thursday, 27 March 2008 to include continued abatement case (Rowe Residence)& withdrawn case (Ana's Day Care)